



smarthomes



- A Spacious & Well Maintained Detached Family Home
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Conservatory

Kenchester Close, Redditch, B98 0BT

A spacious and well presented detached family home situated in a popular and convenient location. Offering accommodation comprising an open plan lounge/dining room, conservatory, fitted kitchen, utility room, study area, guest W.C, three bedrooms, family shower room, private rear garden, garage store and driveway parking

£299,950

EPC Rating - D

Current Council Tax Band - D



Property Description

The property is set back from the road behind a block paved driveway providing off road parking with feature fencing to side boundary and a UPVC double glazed door leading into

Enclosed Porch

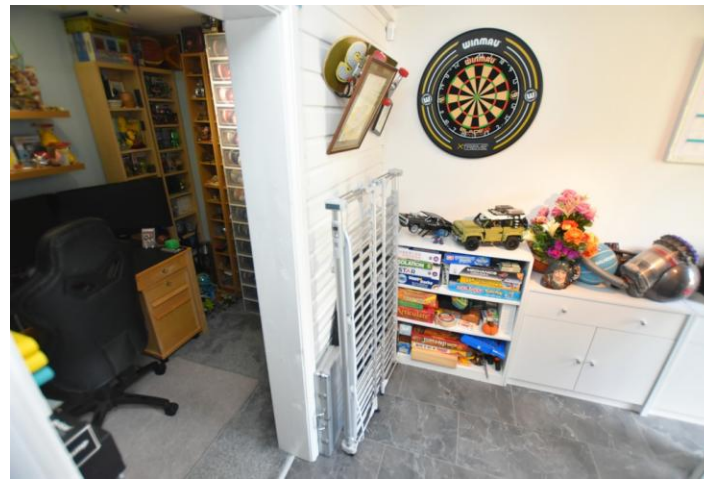
With double glazed windows to property frontage and side, laminate flooring and door to

Guest W.C

Being fitted with a white suite comprising a mid flush W.C and wall mounted wash hand basin.

Obscure UPVC double glazed window to front, tiling to splash back areas, radiator and ceiling light point





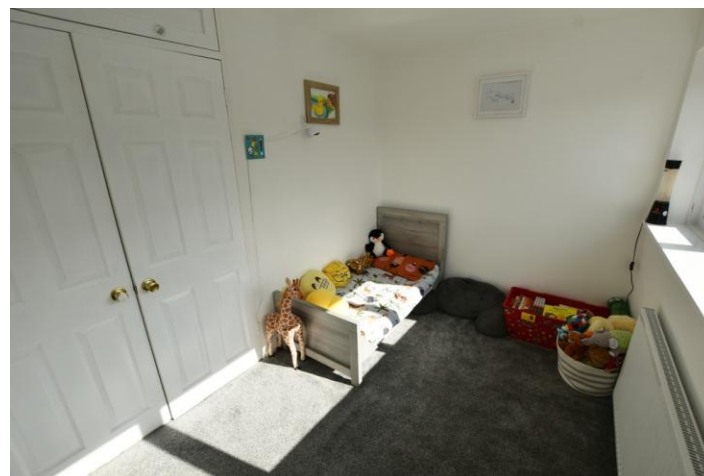
Dining Area to Front

11' 9" x 7' 9" (3.58m x 2.36m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, stairs rising to first floor, under stairs storage cupboard and archway into



Lounge to Rear

11' 9" x 10' 8" (3.58m x 3.25m) With a feature vertical wall mounted radiator, wall and ceiling light points, feature fireplace with gas fire and marble hearth and UPVC double glazed sliding patio doors leading to



Conservatory

11' x 10' 9" (3.35m x 3.28m) With double glazed windows overlooking rear garden, wood effect flooring, ceiling light point, polycarbonate roof and double glazed French doors leading out to the rear garden

Fitted Kitchen to Rear

13' 6" x 6' 5" (4.11m x 1.96m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Wall mounted gas central heating boiler, integrated dishwasher, tiling to splash back areas and floor, radiator, two ceiling light points, UPVC double glazed window to the rear aspect and door to

Utility Room

12' x 6' 5" (3.66m x 1.96m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine and tumble dryer, UPVC double glazed French doors to rear, ceiling light point and access into

Study

7' 1" x 5' 5" (2.16m x 1.65m) With ceiling light point and a wall mounted radiator

Landing

With a UPVC double glazed window to front, ceiling light point, loft hatch and doors leading off to

Bedroom Two to Front

9' 4" x 6' 7" (2.84m x 2.01m) With double glazed window to front elevation, radiator, fitted wardrobes and ceiling light point

Bedroom Three to Rear

9' 3" x 5' 6" (2.82m x 1.68m) With double glazed window to rear elevation, radiator, open storage area and ceiling light point

Bedroom One to Rear

9' 7" x 9' 4" (2.92m x 2.84m) With double glazed window to rear elevation, fitted wardrobes, radiator and ceiling light point

Family Shower Room to Side

6' 1" x 5' 5" (1.85m x 1.65m) Being fitted with a white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Private Rear Garden

Being mainly laid to lawn with a block paved patio areas, blue slate chipped border, planted shrubs and bushes, timber storage shed and panelled fencing to boundaries

Garage Store

With an up and over door to property frontage

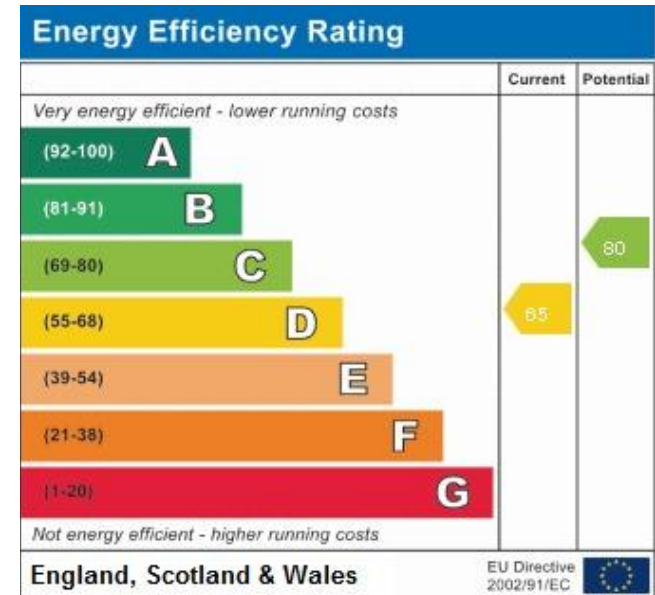
Agents Note

Please note that this property is owned by an employee of Smart Homes Estate Agents

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D





316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.